



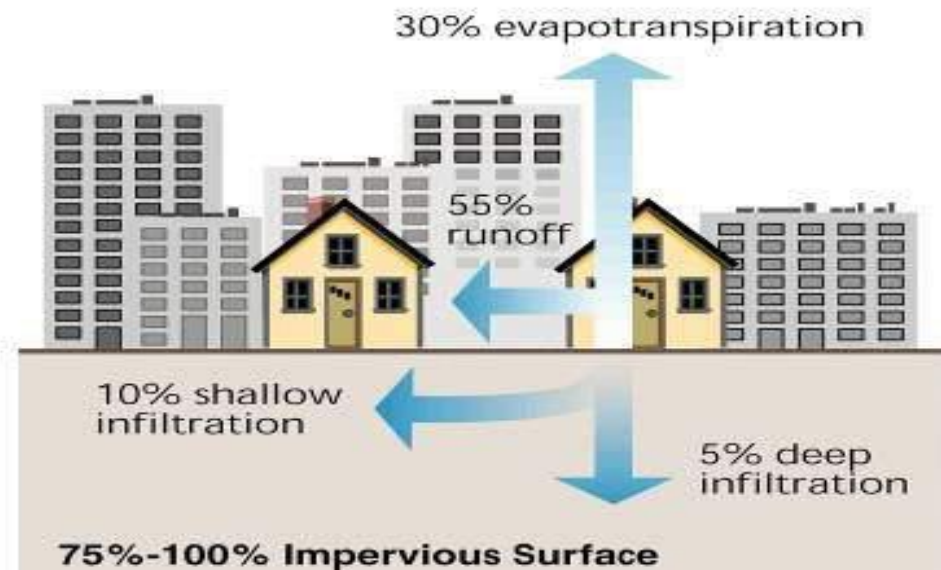
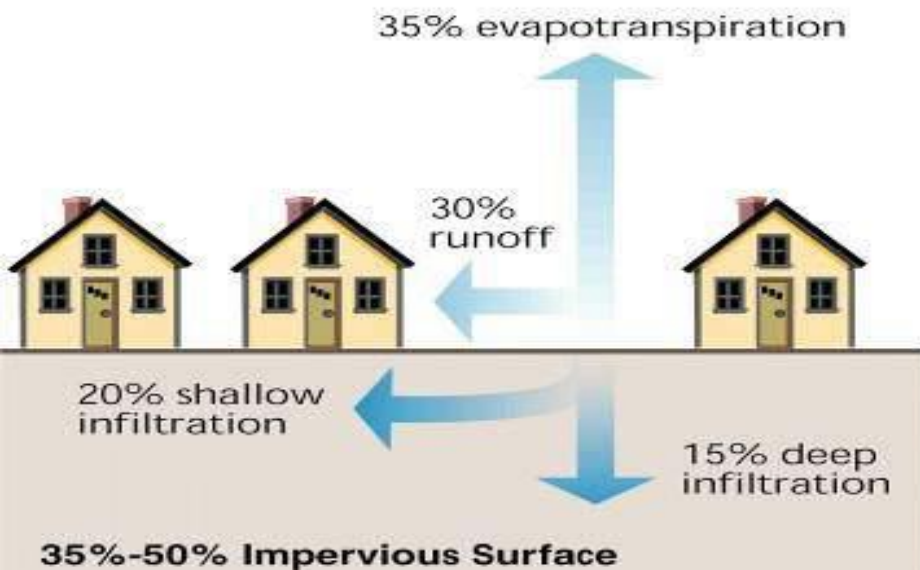
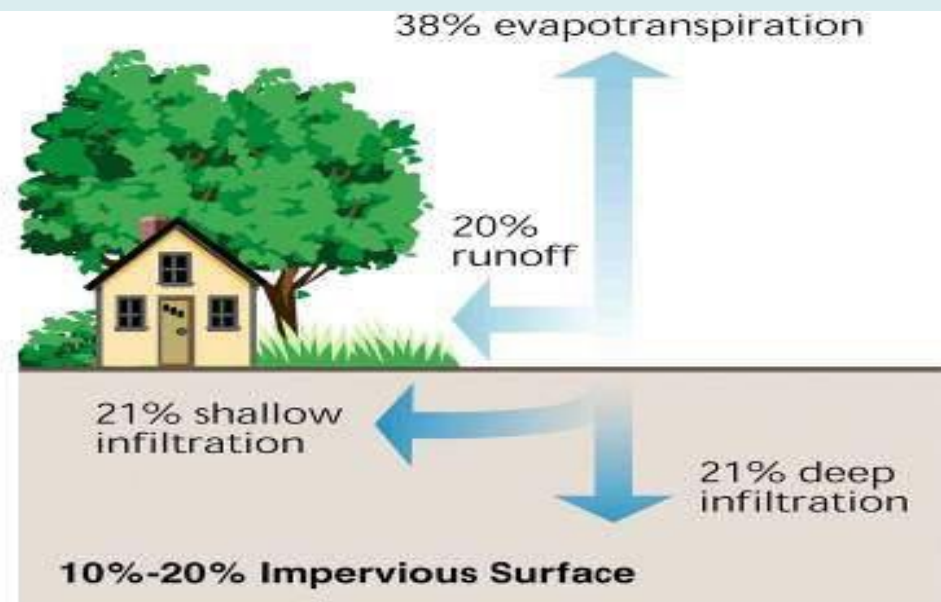
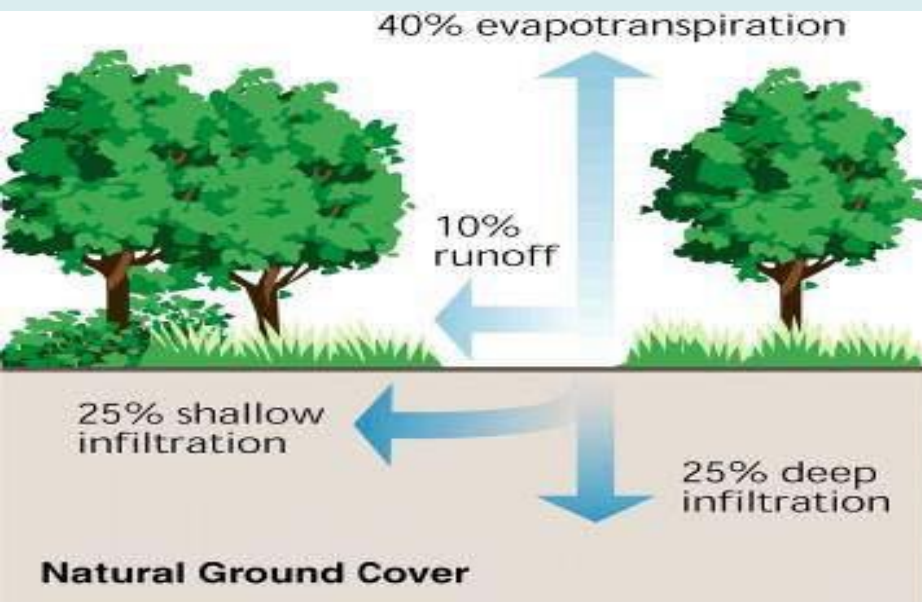
Homeowners Association Workshop

Maintenance Responsibilities for Subdivision Drainage Systems

Kurt Woolford, P.E., CFM
Chief Engineer



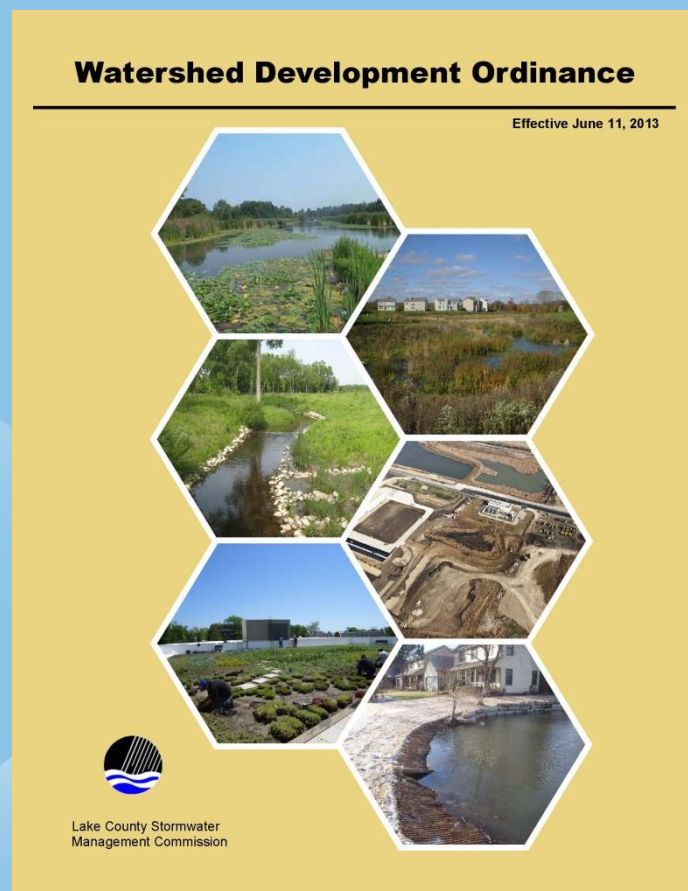
Why is Stormwater Management Important?





Watershed Development Ordinance (WDO)

- Permitted Plans (grading, utilities, stormwater)
- Maintenance Plan
- Deed or plat restricted areas
- As-built drawings
- Originally adopted in 1992





Stormwater Facilities in Need of Maintenance - Basins



Wet Detention Basins

Dry Detention Basins





Stormwater Facilities in Need of Maintenance - Buffers



Native Plant Buffers





Looking Beneath the Surface

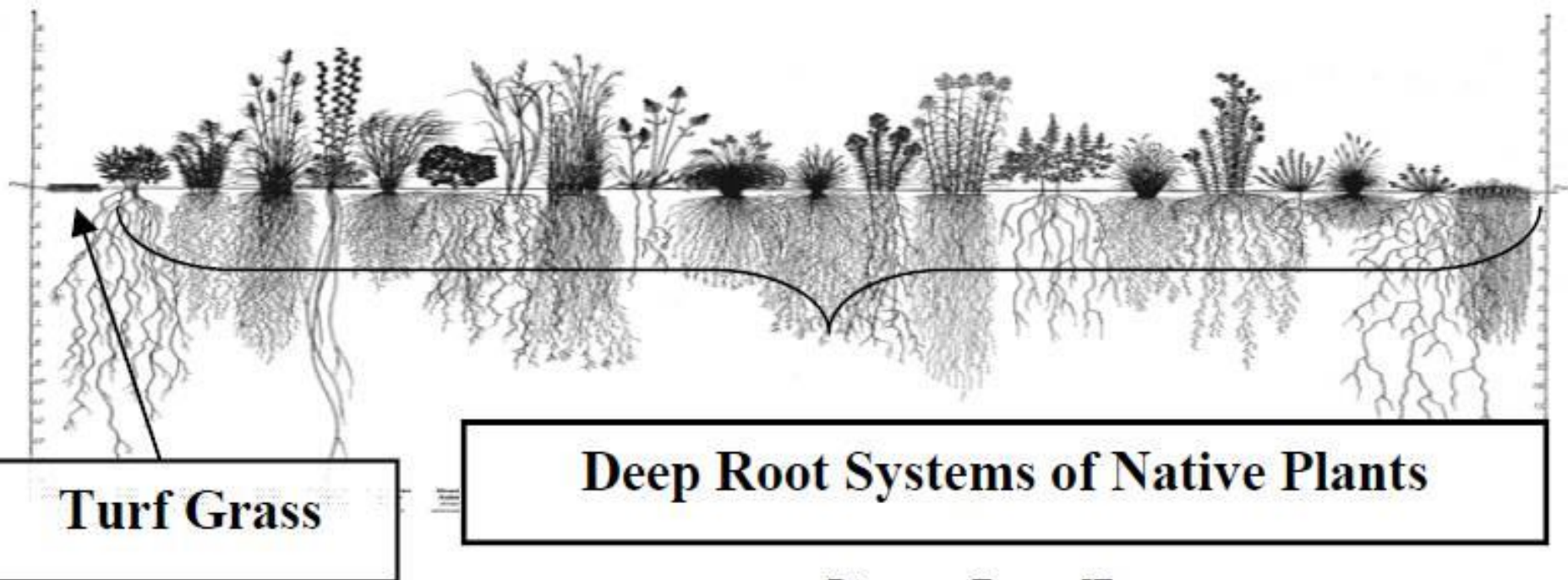


Diagram From: JFnew



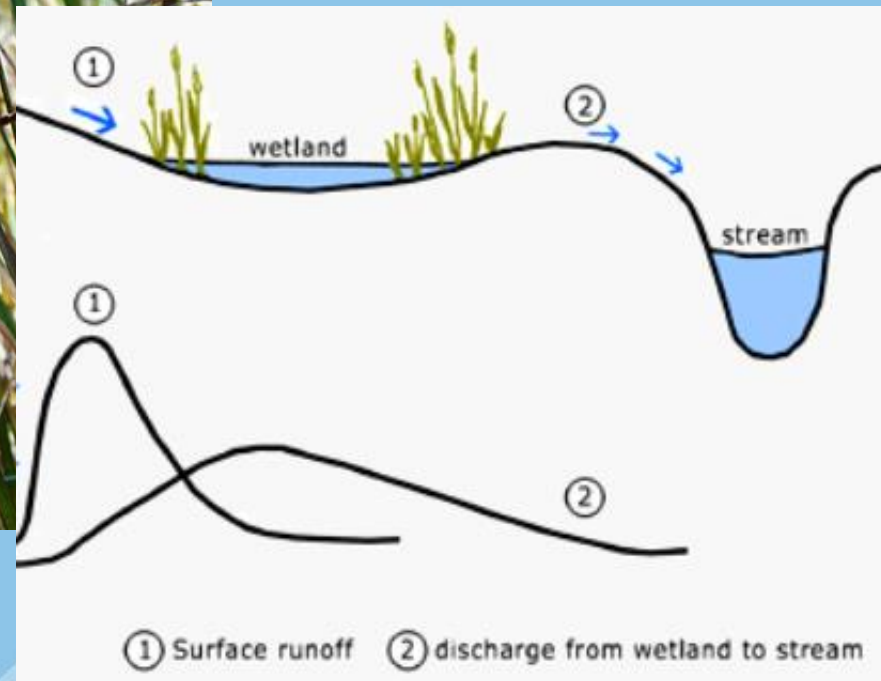
Stormwater Facilities in Need of Maintenance - Swales

Vegetated Swales a.k.a 'Ditches'





Stormwater Facilities in Need of Maintenance - Wetlands





Stormwater Facilities in Need of Maintenance - Structural



Storm sewers

Pond Inlets & Outlets

Culverts





Who is Responsible for Maintenance?

- Multiple Possibilities:
 - Homeowners Association
 - Township
 - Municipality
 - Park District
 - Property Owner
 - Bank
 - Other





Maintenance Plans include:

- Maintenance tasks, type, and frequency
- Party responsible for performing tasks
- Description of deed/plat restricted areas for stormwater management
- Description of dedicated funding sources
- SMC provides a sample maintenance plan template



Signs of Failing Stormwater Facilities

- Poorly draining areas
- Erosion and scour
- Deposits of sediment and silt
- Obstructed inlets
- Clogged restrictor manholes
- Displaced rock 'rip-rap'



http://maps.lakecountyil.gov/mapsonline/

Firefox

Lake County Maps Online



maps.lakecountyil.gov/mapsonline/



lake county gis



Lake County Maps Online



GIS/Mapping Site | Cont

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Tax Parcels Report

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Report Date: 4/10/2014

Property Index Number: 1411105010

Property Location:

0 Lagoon Dr
Hawthorn Woods, ILL 60047

Taxes Billed to: Hawthorn Woods
Improvement Ass'n

Tax Description: HAWTHORN WOODS
UNIT 6 LOT D

Township: Ela

Municipality: Hawthorn Woods

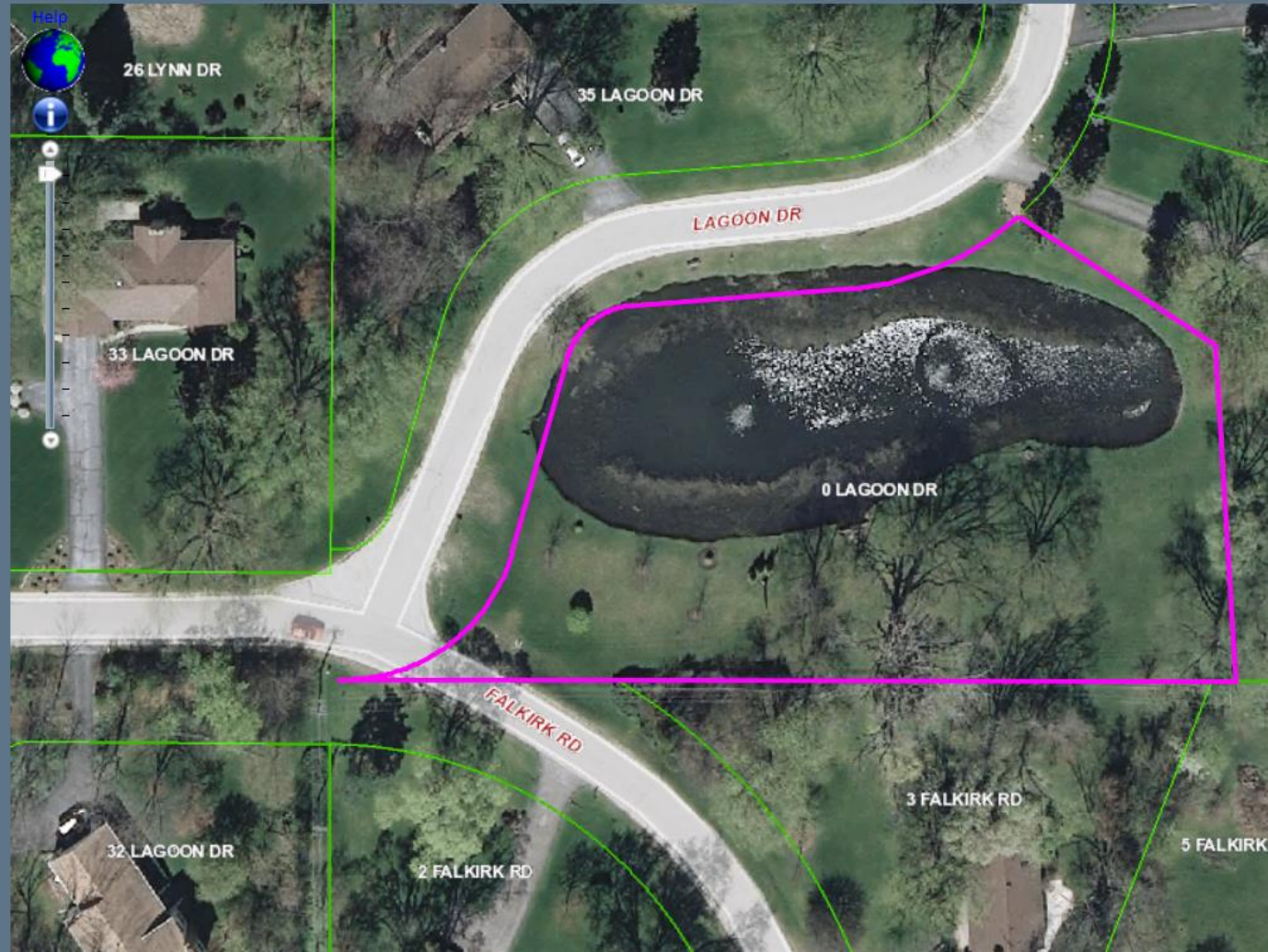
This municipality participates in the
[National Flood Insurance Program](#).

Zoning:

This parcel is not subject to County
zoning. Contact the municipality named
above for zoning information.

► District Information

► Assessment Information

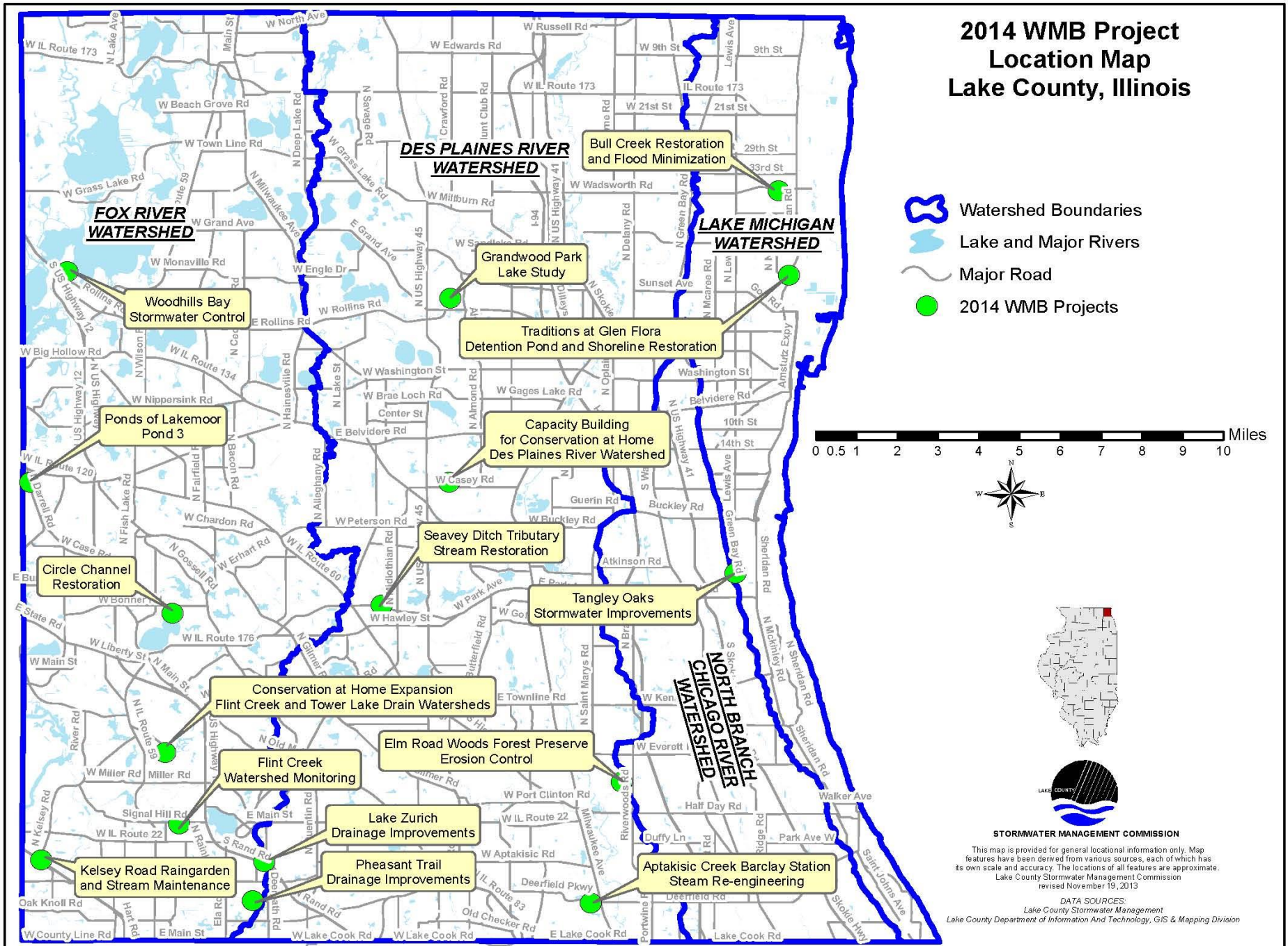




Homeowners Association Covenants

- Check your HOA covenants (should be recorded with County Records office)
 - Lists restrictions and rules for subdivision (building, signage, etc.)
 - Legal obligations for maintenance
 - Older subdivisions - may be maintained by municipalities or some other entity
 - Newer subdivisions – usually maintained by HOA

2014 WMB Project Location Map Lake County, Illinois



STORMWATER MANAGEMENT COMMISSION

This map is provided for general locational information only. Map features have been derived from various sources, each of which has its own scale and accuracy. The locations of all features are approximate. Lake County Stormwater Management Commission revised November 19, 2013.

DATA SOURCES:
Lake County Stormwater Management
Lake County Department of Information And Technology, GIS & Mapping Division



Questions?

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Phone: (847) 377-7700

Thank You!